



## 2 bed upper flat to buy in NE4

Clifton Road, Benwell, Newcastle upon Tyne, Tyne and Wear, NE4 8DU

**£59,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Two Bedroom Upper Floor Flat
- ✓ Vacant Possession
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

TO BE SOLD VIA OUR ONLINE AUCTION, FEES APPLY.

For sale is a two-bedroom upper flat located in the much sought-after city of Newcastle, Newcastle upon Tyne.

Being positioned in the heart of Newcastle upon Tyne, this lovely upper flat is on the doorstep of a wide array of local amenities, including shops, restaurants, and public transport links, making everyday living and commuting incredibly convenient.

This property is ideal for first-time buyers or investors looking for an attractively priced property in a premier location. Offering a blend of classic features with modern-day comforts, this upper flat is not to be missed.

Potential owners are advised to arrange a prompt viewing to avoid disappointment as properties of this calibre, location, and price do not remain on the market for long.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 974

Price: Starting Bid £59,000

Property Type: Upper Flat

Parking: On Street

Heating: Gas

## Front Exterior



## Living Room

3.70m x 3.60m (12'1" x 11'9")



## Kitchen



## Bedroom 1

4.10m x 3.30m (13'5" x 10'9")



## Bedroom 2

3.70m x 3.60m (12'1" x 11'9")



## Bathroom



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## W.C.



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## Rear Garden





**Floor Plan**

Floor area 61.1 sq.m. (657 sq.ft.)

Total floor area: 61.1 sq.m. (657 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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